File No: <u>04-868</u> Prepared By & Return To: Bridgforth & Buntin P. O. Box 241 Southaven, MS

BK 0477PG 0779

STATE MS. - DESOTO CO. JUL 26 11 59 AM '04

477 PG 777

WARRANTY DEED

ROBERT A. VON BOECKMAN ET UX

GRANTOR(S)

TO

RICKY PARVIN

(662) 393-4450

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, and valuable considerations, the receipt of all of which is hereby acknowledged, ROBERT A. VON BOECKMAN AND WIFE, JEAN MARIE VON BOECKMAN, do hereby sell, convey and warrant unto RICKY PARVIN, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect and further subject to all applicable building restrictions and the restrictive covenants of record; Further subject to Rights of Way of record in Book 37, Page 108, Book 37, Page 188, Book 70, Page 146, and Book 100, Page 145, in the office of the Chancery Clerk of DeSoto County, Mississippi. Water Easement of record in Bok 241, Page 153, in the office of the Chancery Clerk of DeSoto County, Mississippi. Ingress and Egress Easement of record in Book 47, Page 254, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for the current year have been pro-rated.

Possession is to be given on July 20, 2004

WITNESS our signatures this the 20th day of July, 2004.

Von Boeckman

Decluan

Jean Marie/Von Boeckman

STATE OF MISSISSIPPI **COUNTY OF DESOTO**

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 20th day of July, 2004 within my jurisdiction, the within named Robert A. Von Boeckman and wife, Jean Marie Von Beckman, who are nowledged that they executed the above and foregoing instrument.

My Commission expires:

Grantor Address & Phone:

1010 n. avalor

DOG! W. WWW.

West Memples, A. 2230/1. None: 870-735-1048

Work: 901-322-7958

MOTARY PUBLIC

m 38680

901-396-3300

: 664-781-2783

Starting at the southeast corner of said Section Twenty (20) and run thence North 89 degrees 47 minutes 37 seconds West 2,073.76 feet along the south line of said Section Twenty (20) to the centerline of an easement granted by Kyrle W. Spell and Pauline Spell to L. J. Madison by instrument recorded in Deed Book 47 at page 254 of the records in the office of the Chancery Clerk of DeSoto County, Mississippi; thence continuing North 89 degrees 47 minutes 37 seconds West a distance of 580.76 feet to a point; thence North 00 degrees 30 minutes 52 seconds West a distance of 471.86 feet to a point; thence North 89 degrees 35 minutes 18 seconds East a distance of 566.64 feet to the centerline of said easement; thence South 07 degrees 45 minutes 32 seconds East with the centerline of said easement a distance of 48.07 feet to a point; thence continuing South 01 degrees 34 minutes 49 seconds East 430.54 feet along the centerline of said easement to the point of beginning, containing approximately 6.28 acres. And Deing Situated in the Southeast quarter of Section 20, Township I South, Range 8 west.